

APPENDIX H

LIST OF REFERENCES AND SUPPLEMENTAL DOCUMENTS

List of References

Downtown La Jolla Master Plan and Streetscape Design Guidelines, August 1990, Andrew Spurlock, Martin Poirer, Landscape Architects, Planners. (Commercial Element photographs and model used in this draft update were prepared by Andrew Spurlock and Martin Poirer)

La Jolla Community Plan, March 1975, La Jollans, Inc. and the City of San Diego Planning Department.

La Jolla Planned District Ordinance, August 1984, amended by City Council October 1988, La Jollans, Inc. and the City of San Diego Planning Department.

La Jolla-La Jolla Shores Local Coastal Program Addendum, April 1983, La Jollans, Inc. and the City of San Diego Planning Department.

La Jolla Shores Planned District Ordinance, March 1974, La Jolla Shores Association and the City of San Diego Planning Department.

La Jolla Shores Precise Plan, November 1972, La Jolla Shores Association.

Pacific Beach Community Plan and Local Coastal Program, City of San Diego Planning Department.

Pacific Beach La Jolla Transportation Study (Second Draft), July 1993, City of San Diego Engineering and Development Department, Transportation Planning Division, Travel Forecasting Section in the List of References.

Preliminary Plan for the La Jolla Coastline, March 1989, The Spurlock Office, Landscape Architects and Planners, Woodward/Clyde, Consulting Engineers, La Jolla Community Workshop volunteers, Peter Brand, Workshop Coordinator.

Revised Long Range Development Plan, University of California, San Diego, 1989.

Torrey Pines Community Plan and Local Coastal Program, City of San Diego Planning Department.

University Community Plan and Local Coastal Program, City of San Diego Planning Department.

List of Supplemental Reports

Compilation of Traffic Inventory, Analysis and Alternatives for the La Jolla Traffic and Parking Task Force, October 1997, City of San Diego Community and Economic Development Department, Transportation Planning Section.

Blackhorse Farms Specific Plan and Addendum, January 1985, City of San Diego Planning Department.

Draft Visitor Oriented Parking Facilities Study, February 2001, Wilbur Smith Associates and the City of San Diego Planning and Development Review Department.

Fay Avenue Precise Plan, August 1980, La Jollans, Inc. and the City of San Diego Planning Department.

La Jolla -A Historical Inventory, November 1977, Pat Schaelchlin.

La Jolla Shuttle Study, January 1996, Metropolitan Transit Development Board (MTDB).

Short Range Transit Plan, FY 2001-2005, Metropolitan Transit Development Board (MTDB).

APPENDIX I

SAN DIEGO - LA JOLLA UNDERWATER PARK AND ECOLOGICAL PRESERVE




The San Diego-La Jolla Underwater Park is a dedicated City park consisting of 5,977 acres of tidal and submerged lands between La Jolla Cove and the northern boundary of the City of San Diego. The park was established by the City Council in 1970 to protect and conserve all aspects of the marine environment including marine plants and animals, geological formations, archaeological artifacts and scenic resources. Additionally, a seven-member Advisory Committee was created to offer advice relative to the maintenance and development of the park.

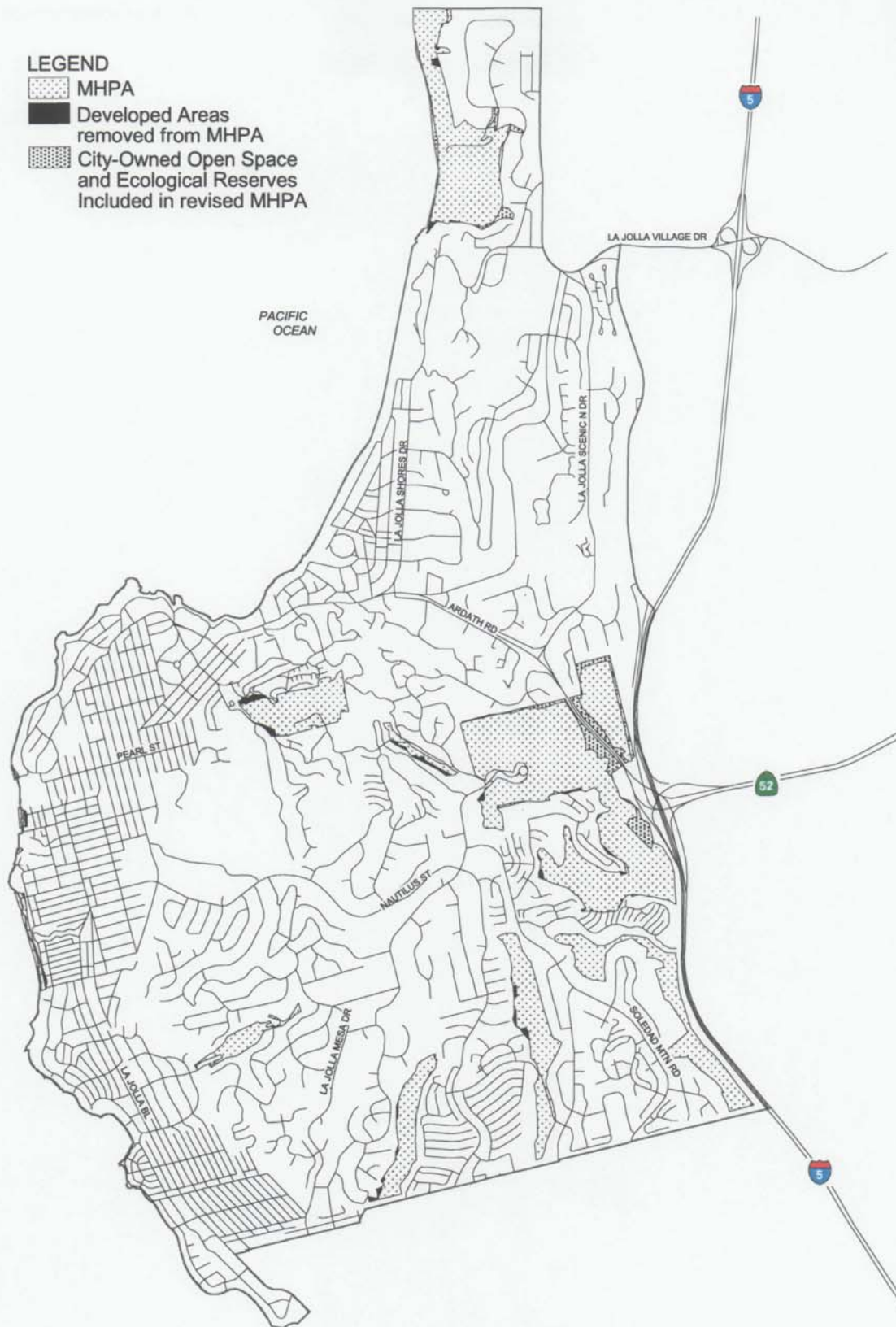
In 1971, the City Council, acting on the recommendation of the Advisory Committee, established a 514-acre ecological preserve within the dedicated limits of the underwater park. The reserve was formally designated a "Look-Don't Touch" area. Responsibilities for maintenance of the park are set forth in a license agreement between the City of San Diego and the California Department of Fish and Game. Under the terms of the agreement, the City is responsible for maintenance of the buoys and shore markers which set the boundaries of the reserve, the Department of Fish and Game enforces the rules and regulations governing the use of the park.

The San Diego-La Jolla Ecological Reserve is to be preserved in a natural condition for the benefit of the general public to observe native flora and fauna and subject to the following regulations:

- No person should disturb or take any plant, bird, mammal, fish, mollusk, crustacean, reptile or any other form of plant life, marine life, geological formation or archaeological artifacts except by permit from the Fish and Game Commission.
- Commercial or sport fishing is prohibited in the reserve except by permit from the Fish and Game Commission.
- Swimming, boating and other aquatic sports are permitted in the reserve. Boats may be launched or retrieved only at designated areas, however, and may be anchored within the reserve only during daylight hours.
- Public entry into the reserve may be restricted at the discretion of the Department of Fish and Game in order to protect the marine life or habitat of the area.
- The use, firing or discharging of any weapon by any person, excluding authorized personnel, within or into the reserve is prohibited.

LEGEND

-  MHPA
-  Developed Areas removed from MHPA
-  City-Owned Open Space and Ecological Reserves Included in revised MHPA



MHPA Boundary Corrections to the MSCP



La Jolla Community Plan
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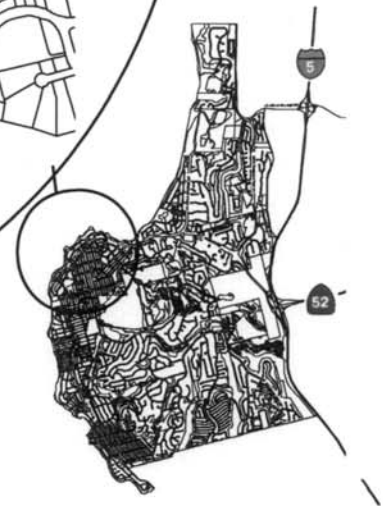
Legend:

- Potential Parking Structure Sites:
These identified sites are not
limited to development as parking
facilities.

NOTE: This site is currently
proposed for development
and may not be available
for a potential parking structure.



Note: These sites are identified for
conceptual purposes only and any
development of these sites would require
further review and analysis.



Potential Parking Facility Sites

as identified in Visitor Oriented Parking Facilities Study of the La Jolla Community



La Jolla Community Plan
City of San Diego · Planning Department



APPENDIX L

ENCROACHMENT LIMITATION STANDARDS FOR OPEN SPACE SHOWN ON FIGURE 7 (TAKEN FROM OR ZONE REGULATIONS IN THE LAND DEVELOPMENT CODE)

Within the open space shown on Figure 7 of this land use plan, encroachment shall be limited and no development shall occur unless the premise complies with the standards below:

Allowable Development in Open Space on Figure 7 (or OR Zones)

- (a) On a site containing area designated as open space, up to 25 percent of the premises may be developed subject to the following:
 - (1) If the entire site is designated open space, and if 25 percent or more of the entire site is not in its natural state due to existing development, any new development proposed shall occur within the disturbed portion of the site and no additional development area is permitted.
 - (2) If only a portion of the site contains open space designation, the following shall apply:
 - (A) If less than 25 percent of the premise is outside the open space, the portion that is outside the open space shall be developed before any encroachment into the open space portion of the site. Encroachment into the open space may be permitted to achieve a maximum development area of 25 percent of the entire site (including the open space and non-open space areas).
 - (B) If more than 25 percent of the premises is outside the open space, the area outside the open space may be developed and no additional development area is permitted.
- (b) Within the Coastal Overlay Zone, coastal development on premises containing environmentally sensitive lands is subject to the use and encroachment limitations and any other applicable regulations established for those lands in the Local Coastal Program, in addition to the above encroachment limitation standards established for the open space portion of the site.

RESOLUTION NUMBER R-298578

ADOPTED ON NOVEMBER 4, 2003

WHEREAS, the La Jolla Community Plan is the policy document for land use in the community of La Jolla; and

WHEREAS, the community plans for all communities are periodically updated; and

WHEREAS, the proposed La Jolla Community Plan is a comprehensive revision of the 1976 La Jolla Community Plan (in effect in the Coastal Zone) and the 1995 La Jolla Community Plan (in effect outside the Coastal Zone); and

WHEREAS, Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission and the City Council have held such concurrent public hearings; and

WHEREAS, on May 21, 2002, and June 6, 2002, the Council of the City of San Diego held a public hearing to consider the approval of the June 2002 La Jolla Community Plan update, and repeal of the 1976 and 1995 La Jolla Community Plans, the 1972 La Jolla Shores Precise Plan, the 1983 La Jolla – La Jolla Shores Local Coastal Program, and the 1980 Fay Avenue Plan; and

WHEREAS, on June 6, 2002, the Council of the City of San Diego adopted and recommended certification to the California Coastal Commission of the June 2002 La Jolla Community Plan update, and repeal of the 1967 and 1995 La Jolla Community Plans, the 1972

La Jolla Shores Precise Plan, the 1983 La Jolla – La Jolla Shores Local Coastal Program, and the 1980 Fay Avenue Plan; and

WHEREAS, on January 13, 2003, California Coastal Commission staff issued their recommended findings and fifty-eight suggested modifications to support conditional certification of the June 2002 La Jolla Community Plan update and associated repeal of plans and programs; and

WHEREAS, on February 5, 2003, the California Coastal Commission held a public hearing to consider certification of the June 2002 La Jolla Community Plan update and associated repeal of plans and programs; and

WHEREAS, on February 5, 2003, the California Coastal Commission adopted the Coastal Commission staff proposed findings and conditionally certified the June 2002 La Jolla Community Plan update and associated repeal of plans and programs, subject to sixty-three suggested modifications; and

WHEREAS, on March 7, 2003, the California Coastal Commission transmitted, in writing, to the City of San Diego, the sixty-three suggested modifications for adoption by the Council of the City of San Diego; and

WHEREAS, on April 18, 2003, the California Coastal Commission transmitted, in writing, corrections to five of the sixty-three suggested modifications; and

WHEREAS, on August 8, 2003, the California Coastal Commission clarified its action of February 5, 2003, and adopted Revised Findings in support of the February 5, 2003, conditional certification of the 2002 La Jolla Community Plan and Local Coastal Program Land Use Plan, subject to the sixty-three proposed modifications; and

WHEREAS, by letters dated August 26, 2003 and October 22, 2003, the District Manager of the California Coastal Commission, San Diego area, further clarified the actions of February 5, 2003 and August 8, 2003; and

WHEREAS, on November 4, 2003, the City Council considered the sixty-three California Coastal Commission suggested modifications; NOW, THEREFORE,

BE IT RESOLVED, the Council of the City of San Diego declares that:

1. The reference to Map C-720 does not and is not intended to designate properties as open space beyond those shown on Figure 7 in the 2002 La Jolla Community Plan and Local Coastal Program Land Use Plan.
2. Disturbed or manufactured slopes in areas designated as open space may be considered natural if the disturbance was unauthorized.
3. The term yard, as it relates to view preservation, is intended to pertain only to those yards resulting from the zone required setback and does not include any undeveloped area of a site between a structure and the required setback line where the structure is not built to the setback line.
4. Appendix L provides guidelines for determining the allowable development area and limiting encroachment into sensitive areas for properties designated open space.
5. The guidelines set forth in Appendix L allow for development in excess of the twenty-five percent development area where development could occur in the non-sensitive or disturbed portions of the site that are both inside and outside of the open space designation.
6. The 50% limitation (based on the floor area of the structure) on increases to previously conforming structures is applicable only to structures that are previously conforming with regard to bluff edge setback regulations.

7. Increasing the height of a structure, up to the height allowed in the zone, is not prohibited within a visual access /public vantage point area.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, as follows:

8. That this City Council approves the California Coastal Commission sixty-three suggested modifications to the Council-adopted June 2002 comprehensive update of the La Jolla Community Plan, a copy of which is on file in the office of the City Clerk as Document No.

RR-_____.

9. That the Council hereby repeals the 1967 and 1995 La Jolla Community Plans, the 1972 La Jolla Shores Precise Plan, the 1983 La Jolla – La Jolla Shores Local Coastal Program, and the 1980 Fay Avenue Plan.

10. That the Council adopts associated amendments to City of San Diego Progress Guide and General Plan and the Local Coastal Program to incorporate the updated La Jolla Community Plan.

BE IT FURTHER RESOLVED, that the updated La Jolla Community Plan and Local Coastal Program Land Use Plan are not effective until unconditionally certified by the California Coastal Commission as a Local Coastal Program amendment, and shall not be applicable to applications for development permits, deemed complete (as defined and set forth in the San Diego Municipal Code) by the City of San Diego, on or before that date.

BE IT FURTHER RESOLVED, that the City Council's adoption of the California Coastal Commission's suggested modifications are expressly contingent upon the declarations one through ten stated herein.

APPROVED: CASEY GWINN, City Attorney

By _____
Mary Jo Lanzafame
Deputy City Attorney

MJL:cdk
10/21/03
11/18/03 REV.
Or.Dept:Planning
R-2004-449